









An attractive one bedroom, formerly two bedroom, remodelled to provide a spacious lounge through dining room. Internally the accommodation is all on one level and includes a hall, lounge, kitchen, bathroom and a double bedroom. The property benefits from gas central heating to radiators, double glazing and a courtyard to the rear. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links to surrounding areas. With no upper chain involved, viewing is essential!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Entrance via UPVC door with inner door to

Entrance Hall

Double radiator, doors to bedroom and lounge.

Lounge



Double glazed window to the rear, feature fireplace, radiator, door to kitchen. Open plan into dining area.

Dining Area 10'4" x 6'5"



Double glazed window to the rear and double radiator.

Kitchen 8'1" x 6'6"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer

unit. Space for a cooker, fridge freezer and washing machine. UPVC door and double glazed window to the rear. Door to bathroom.

Bathroom



Low level WC, washbasin and bath with wall mounted shower, double glazed frosted window to rear, radiator, built in storage cupboards housing wall mounted Baxi boiler.

Bedroom 1 13'3" x 12'5"



Double glazed window to the front, radiator and built in wardrobes.

Outside



Low maintenance courtyard to the rear with a roller shutter providing off street parking.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice

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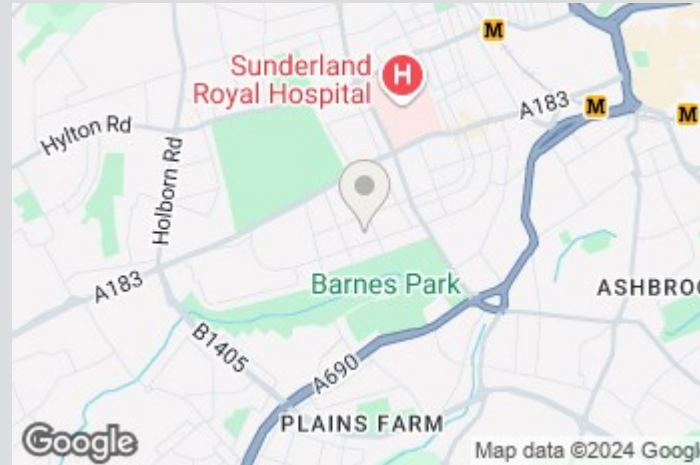
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MAIN ROOMS AND DIMENSIONS

verification is recommended.

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Fawcett Street Viewings

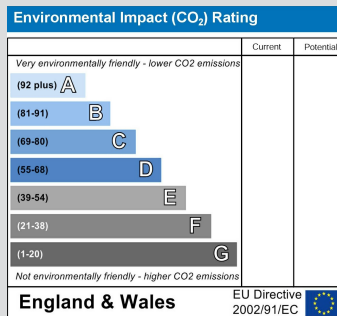
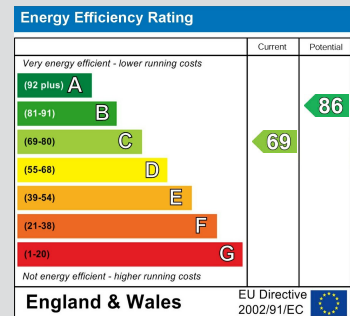
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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